



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

CITY COUNCIL MINUTES

Tuesday, February 20, 2007 7:30 PM

**MEETING LOCATION: PASO ROBLES LIBRARY/CITY HALL
CONFERENCE CENTER, 1000 SPRING STREET**

**PLEASE SUBMIT ALL CORRESPONDENCE FOR CITY COUNCIL PRIOR
TO THE MEETING WITH A COPY TO THE CITY CLERK**

7:30 PM – CONVENE REGULAR MEETING

CALL TO ORDER – Downstairs Conference Center

PLEDGE OF ALLEGIANCE

INVOCATION

ROLL CALL Councilmembers John Hamon, Gary Nemeth, Duane Picanco, Fred Strong, and Frank Mecham

PUBLIC COMMENTS

- Sone Ross on Dry Creek watershed, Chuck Miller, Estrella Warbird Museum, on 2/28/07 ribbon cutting for new museum at 5:00 PM, Julian Herrera, SLO County, YMCA., Meg Williamson, Community Open House on Salinas River Corridor, February 28, 7-8:00 PM, Coralie McMillan commenting on 10th & Pine 4-way stop and positive effect on traffic

AGENDA ITEMS TO BE DEFERRED (IF ANY) - None

PRESENTATIONS– None

PUBLIC HEARINGS – None

CONSENT CALENDAR

Mayor Mecham called for public comments on Consent Calendar items. There were no comments from the public, either written or oral, and the public discussion was closed.

1. Approve City Council minutes of February 3 and 6, 2007
2. Approve Warrant Register: Nos. 67905—68066 (02/02/07) and 68067—68192 (02/09/07)

3. Receive and file Advisory Body Committee minutes as follows:
Parks & Recreation Committee meeting of January 9, 2007
Senior Citizen Advisory Committee meeting of January 8, 2007
Youth Commission meeting of January 10, 2007
4. Proclamation designating March 2007 as *Grand Jury Awareness Month*.
5. Adopt Resolution No. 07-031 awarding a construction contract and appropriating funds to install arsenic treatment at Sherwood Wells No. 9 and No. 11 to D-Kal Engineering in the amount of \$1,351,548. The City received 12 bids in response to the prepared plans and specifications to install arsenic treatment facilities, an approved Capital Improvement Project.
6. Adopt Resolution 07-032 to appropriate the City's allotment of Disaster Recovery Initiative ("DRI") Grant funds of \$150,000 to install disabled access improvements in the Carnegie Library, and \$14,000 to reimburse Peoples Self-Help Housing for earthquake damage repair at Los Robles Terrace Apartments.

Consent Calendar Items Nos. 1 - 6 were approved on a single motion by Councilmember Nemeth, seconded by Councilmember Strong, with Councilmember Nemeth abstaining on Warrant Register Item Nos. 068123, Councilmember Picanco abstaining on Item Nos. 068010, 068050, 068149, 068151, and Councilmember Strong abstaining on Item No. 068123.

Motion passed by the following unanimous roll call vote:

AYES: Hamon, Nemeth, Picanco, Strong, and Mecham
 NOES:
 ABSTAIN:
 ABSENT:

Mayor Mecham presented the *Grand Jury Awareness Proclamation* to Sandra Parker and former Paso Robles Mayor and Councilmember, Walt Macklin.

DISCUSSION

7. **Appointment of Police Chief**

J. App, City Manager

For the City Council to confirm appointment of a Police Chief to succeed Dennis Cassidy upon his retirement in July 1, 2007. Police Chief Cassidy addressed the Council and spoke in support of Captain Solomon's appointment.

Mayor Mecham opened the public hearing. There were no comments from the public, either written or oral, and the public discussion was closed.

Councilmember Hamon, seconded by Councilmember Strong, moved to confirm Captain Lisa Solomon's appointment as Chief of Police upon retirement of Chief Dennis Cassidy, effective July 1, 2007.

Motion passed by the following unanimous roll call vote:

AYES: Hamon, Nemeth, Picanco, Strong, and Mecham
 NOES:
 ABSTAIN:
 ABSENT:

Council adjourned for a short break at 7:55 PM to allow members of the audience to withdraw from the conference room, and Council reconvened at 8:00 PM.

8. Annual Vehicle and Equipment Purchases

D. Monn, Public Works Director

For the City Council to consider purchase of 15 replacement vehicles and equipment, and 5 additions to the fleet as recommended by the Vehicle Ad Hoc Committee. New additions to the fleet require Council to appropriate additional funds of \$97,800.

Mayor Mecham opened the public hearing. There were no comments from the public, either written or oral, and the public discussion was closed.

Councilmember Nemeth, seconded by Councilmember Strong, moved to adopt Resolution No. 07-033 awarding the purchase of new vehicles to the qualified low bidders, and approving budget appropriations for the new additions to the fleet.

Motion passed by the following unanimous roll call vote:

AYES: Hamon, Nemeth, Picanco, Strong, and Mecham

NOES:

ABSTAIN:

ABSENT:

9. Improvements to South Vine Street

D. Monn, Public Works Director

The City has obtained a \$1,286,000 grant from SLOCOG to reconstruct South Vine Street to Highway 46W, including new paving and widening of the existing roadway to provide a striped bike lane. Council considered appropriating the funds, and awarding the engineering contract to design road improvements. Additional information was provided to Council at the meeting regarding the responses to the City's RFP.

Mayor Mecham opened the public hearing. Speaking from the public was Dale Gustin. There were no further comments from the public, either written or oral, and the public discussion was closed.

Councilmember Nemeth, seconded by Councilmember Strong, moved to adopt Resolution No. 07-034 appropriating \$1,286,000 reimbursement from SLOCOG, and approve a \$52,500 contract with Cannon Associates to design South Vine Street.

Motion passed by the following unanimous roll call vote:

AYES: Hamon, Nemeth, Picanco, Strong, and Mecham

NOES:

ABSTAIN:

ABSENT:

10. North and South River Road Widening Project – Award Preliminary Design Contract

D. Monn, Public Works Director

Council considered appropriating funds and awarding a contract for \$71,808 to prepare a preliminary design report (“PDR”) to develop a plan line for the ultimate improvement of River Road from Navajo north to the City limits. Additional information was provided to Council at the meeting regarding the responses to the City’s RFP.

Mayor Mecham opened the public hearing. Speaking from the public was Dale Gustin and Kathy Barnett. There were no further comments from the public, either written or oral, and the public discussion was closed.

Councilmember Hamon, seconded by Councilmember Nemeth, moved to adopt Resolution No. 07-035 appropriating \$82,000 (including additional contingency funds) for the project, and awarding the contract to Rick Engineering to prepare a PDR for River Road.

Motion passed by the following unanimous roll call vote:

AYES: Hamon, Nemeth, Picanco, Strong, and Mecham

NOES:

ABSTAIN:

ABSENT:

11. Street Improvements for Spring & 24th Street, at Flamson School

D. Monn, Public Works Director

Council considered appropriating \$30,000 and authorizing engineering design for street improvements at Spring and 24th Street by R. Thompson Consulting, in connection with the replacement of the school structure. R. Thompson Consulting is the School District’s civil engineer responsible for the design of site grading and drainage at Flamson School.

Mayor Mecham opened the public hearing. There were no comments from the public, either written or oral, and the public discussion was closed.

Councilmember Hamon, seconded by Councilmember Strong, moved to adopt Resolution No. 07-036 appropriating \$30,000 (including additional contingency funds) to secure civil engineering and survey services for Spring and 24th Street improvements.

Motion passed by the following unanimous roll call vote:

AYES: Hamon, Nemeth, Picanco, Strong, and Mecham

NOES:

ABSTAIN:

ABSENT:

12. Supplemental Budget Request, Chandler Ranch Area Specific Plan

R. Whisenand, Community Services Director

Council considered a supplemental budget request of \$29,000, advanced from the City’s General Fund on behalf of the Chandler Ranch Area Specific Plan property owners, for refined traffic analysis related to CRASP, prepared by Omni-Means.

Mayor Mecham opened the public hearing. Speaking from the public was Larry Werner, representing Chandler Ranch property owners, and Kathy Barnett. There were no further comments from the public, either written or oral, and the public discussion was closed.

Councilmember Strong, seconded by Councilmember Nemeth, moved to authorize the contract amendment with Omni-Means for a phase-by-phase infrastructure needs and traffic calming measures related to CRASP, and adopt Resolution No. 07-037, approving an appropriation of \$29,000

Motion passed by the following unanimous roll call vote:

AYES: Hamon, Nemeth, Picanco, Strong, and Mecham
NOES:
ABSTAIN:
ABSENT:

13. Pine Street Angle Parking – 8th to 11th Street

D. Monn, Public Works Director

Council considered the installation of angle parking on the east (northbound) side of Pine Street from 8th Street to 11th Street. Robert Gilson, the property owner at 1021 Pine Street, has requested a loading zone adjacent to a hotel under construction. City Engineer, John Falkenstien presented the staff report to Council

Establishing angle parking on the east side of Pine Street from 10th Street to the transportation center would continue the parking pattern to join with the angled spaces that front the center, and would increase available parking from 25 to 45 spaces. The estimated cost of installation of angle parking and associated improvements is \$1,000.

Mayor Mecham opened the public hearing. Speaking from the public was Coralie McMillan, owner of a neighboring property. There were no further comments from the public, either written or oral, and the public discussion was closed.

Councilmember Nemeth, seconded by Councilmember Strong, moved to approve the provision of a loading zone adjacent to 1021 Pine Street subject to the reconstruction of non-conforming sidewalks on the east side of pine Street by the Mr. Gilson, and upon reconstruction, install angle parking on the east side of Pine Street from 10th to 11th Streets, and angle parking on the east side of Pine Street from the transportation center to 10th Street.

Motion passed by the following unanimous roll call vote:

AYES: Hamon, Nemeth, Picanco, Strong, and Mecham
NOES:
ABSTAIN:
ABSENT:

CITY MANAGER - None

CORRESPONDENCE - None

ADVISORY BODY COMMUNICATION –

AD HOC COMMITTEE COMMUNICATION

COUNCIL COMMENTS (Including oral reports on conferences attended) –

Councilmembers Strong, Nemeth, and Hamon reported on attendance at the New Partners for Smart Growth Conference in LA. Councilmember Strong reported on recent SLOCOG actions, and Housing Authority programs.

By unanimous voice vote, Council moved to adjourn from regular session at 8:55 PM.

ADJOURNMENT: to THE EVC ECONOMIC IMPACT REPORT ON WINE INDUSTRY at 11:30 am, ON FRIDAY, MARCH 2, 2007 AT THE PASO ROBLES INN, PASO ROBLES

to THE REGULAR MEETING AT 7:30 PM ON TUESDAY, MARCH 6, 2007, AT THE LIBRARY/CITY HALL CONFERENCE CENTER, 1000 SPRING STREET

Submitted:

Deborah D. Robinson, Deputy City Clerk
Approved:

**THESE MINUTES ARE NOT OFFICIAL OR A PERMANENT
PART OF THE RECORDS UNTIL APPROVED BY THE CITY
COUNCIL AT A FUTURE REGULAR MEETING.**

item 9

TO: City Council
FROM: Ditas Esperanza, Capital Projects Engineer
SUBJECT: Design Services to Improve South Vine from First Street to Highway 46
DATE: February 20, 2007

Doug Monn asked me to give you the list of engineers who responded to the City's Request for Proposal along with their cost proposals.

Penfield and Smith	\$62,900
North Coast Engineering	\$58,050
Wallace Group	\$57,000
Rick Engineering	\$54,000
Cannon Associates	\$52,000

The RFPs were reviewed by the Public Works Director, Capital Projects Engineer and City Engineer. They recommend that the project be awarded to Cannon Associates.

All firms provided good technical knowledge and expertise to perform the work. Cannon Associates was the only consultant who included a landscape architect on their team who will assist the City in providing aesthetic value to the project. They understood that South Vine Street is at the City's southern entrance and therefore the City would want to create an elegant gateway treatment as part of the road project.

TO: City Council
FROM: Ditas Esperanza, Capital Projects Engineer
SUBJECT: Award Contract to Prepare a Preliminary Design Report (PDR)
for River Road
DATE: February 20, 2007

Doug Monn asked me to provide the following information regarding the proposals received for the above project.

Rick Engineering	\$71,808
Cannon Associates	\$66,800
URS Corporation	\$58,000
Wallace Group	\$49,000
Penfield and Smith	\$16,500

The RFPs were reviewed by the Public Works Director, Capital Projects Engineer and City Engineer.

Penfield & Smith, Wallace Group and Cannon Associates did not demonstrate that they understood the project description and scope of work. Their proposals lacked the technical detail required and necessary to have a complete design of the roadway. URS Corporation provided technical details and expertise for developing possible design of the corridor, but they did not address the need to coordinate the road design with FEMA (because of the road's immediate vicinity to the Salinas River).

Rick Engineering included the need to address wetland/riparian habitat, control of runoff as it relates to storm water quality, and access to private driveways, as elements in developing the road designs. Their proposal also included the need to coordinate with Caltrans, as the road crosses under Highway 46. Overall, staff concluded that Rick Engineering clearly understood the existing project constraints and conditions and would provide the best design to address these issues for the City.

Council Comment
February 20, 2007
Report on
6th Annual New Partners for Smart Growth
“Building Safe, Healthy and Livable Communities
Conference: February 8-10
By Council Member Fred Strong

Thursday

7 – 8:30 a.m. Registration

Learned that sessions would start early and last late into the night. Also learned, later, that Power Point presentations would be on line at www.smartgrowth.org in two to three weeks.

8:30 – 9 a.m. Breakfast in lobby (coffee and a bearclaw)

9-10:30 a.m. **The Tax Toolbox: Financing Mechanisms For Encouraging Smart Growth:**

Use Low Income Tax Credit program & Tax Increment Financing (TIF). Some financing available for projects ONLY where development would otherwise NOT occur. More information at www.cdfa.net.

The project's tax increase increment can be used to help finance the project itself. Issue revenue bonds based on difference in value between area before project and appraised value upon completion of project, with escalators, to produce some, or all, of the debt service financing for the project itself. The tax increment would be committed to the bonds and not be available for any other purpose for the life of the agency or increment availability.

No “new” taxes by using future property taxes for transit oriented development (TOD). Use the “But if not for” test to determine use: “But if not for this financing the project could not or would not be done.”

Abby Sigal, Director of Strategic Initiatives, NE, for Enterprise Community Investment, Inc.

Low income housing tax credits available under Sec. 42 of the Internal Revenue Code for those below 60% of the average income for the area. Tax credit is received over the first 10 years of operation.

Banks NEED Community Investment Credits for certain “qualifications”. Investors get tax credits for losses. Project must STAY low income for 55 years in California (30 years elsewhere). Only “hard” construction costs are eligible for the tax credits. This includes infrastructure within the project's boundaries. Formula is 8.1% X 10 years = \$0.92 on the dollar.

Income qualification is required upon entry **ONLY!** Increase in income does not disqualify renter(s) from staying in unit although the rent may be adjusted to reflect income adjustment.

HUD

9% credit is competitive and capped. 4% is relatively unlimited but tied to tax exempt bond financing. HUD budget in 2006 was \$33.6 billion.

Robert Poznanski, President, New Markets Support Company LLC:

New Market Tax Credits (NMTC) has no connection to Smart Growth. Purpose is to get capital to low-income communities. The objectives of Smart Growth and NMTC financing overlap.

LISC www.lisc.org is parent company and web site through whom the financing is available. Projects must have needs in the \$4 – 15 million range per transaction. Primarily for community and economic development activity with a majority going to economic development. 91% of projects financed have a Smart Growth component.

11 a.m. – 12:30 p.m. **Acquiring Land To Curb Sprawl:**

[I expected this to be about how we could acquire land or development credits to implement our Purple Belt Plan but found out that it was about acquisition of high density and mixed-use project land. I also discovered that these programs are primarily directed toward large metropolitan area s' redevelopment efforts.]

“Enterprise” is investing \$1 Billion a year in affordable housing.

Land acquisition is a primary area of interest especially when land acquisition is looked upon as having a great “risk” factor.

Last year, spent \$40 Million for site acquisition in Washington, D.C.

Enterprise has now created a Home Ownership Partnership using HUD foreclosures for acquisition and resale through equity partnerships.

If the Redevelopment Agency can accept the first 25% of loss in the event of default, SAFI (through Enterprise) can fund 105% loan to value at low interest rates.

Outreach **MUST** be done.

“Abby” (above) gave a New York example of this effort.

Anthony Flint previously with the Massachusetts Dept. of Commonwealth Development and now with the Lincoln Institute of Land Policy spoke about Property Transfer Taxes at the local level. Another exploration was made into the area of selling density increases to developers in order to buy development rights from agricultural lands outside of the urban area. *[This seems to be a variation on the Transfer of Development Credits system currently being re-examined in San Luis Obispo County.]* More information on this area can be acquired, he said, by logging on to www.landpooling.com or www.landpooling.org . He wasn't sure which was correct.

12:30 – 1:30 p.m. lunch (skipped to organize notes and take care of matters of necessity)

1:30 – 3:30 p.m. **Getting Developers on Board Transit Oriented Development:**

This session featured three developers who are actually doing transit oriented development in California, and elsewhere. They told of their experiences, problems and successes. Two of the three were heavily involved with major metropolitan areas exclusively. One, Katherine Aguilar Perez, was involved primarily in small to medium sized cities. Detail on Tony Salazar and Mark Farrar are pointless for Paso Robles, except for a few interesting ideas and examples:

1. Affordable housing by definition is not affordable. It is subsidized.
2. At \$285,000/unit he can produce 30% 1,250 square ft. two bedroom units, balance in 850 square ft. one bedroom and 650 square foot studio apts.
3. Use flex cars at all transit stations and near TOD. These are “by the hour,” pre-paid, member card activated automobiles for short term use away from transit station.
4. Restrict parking space requirements to a range from a minimum per square footage to a maximum per square footage.
5. Developer and City relationship is MOST important and must follow the three Ts. It must be based on Truth, Trust and Transparency.
6. Subsidized projects must contain short term profit for the developer and long term recovery for the public agency.

Perez is a former planner, Vice-Mayor of Pasadena, transportation planner and developer. She says to get rid of parking requirements in order to have Transit Oriented Development (TOD). Things she has done, implemented and suggests are:

1. Provide one parking space per unit in TOD, high density developments.
2. Charge \$20,000 – \$30,000 for each additional parking space in original design and sale of units. Additional parking spaces become a part of the deed and are transferable or may be segregated for sale in the future.

3. Make bus transit more consistent and user friendly by providing buses with traffic signal pre-emptive devices which are also used by emergency vehicles such as fire, police and ambulance.

4:30 – 6:30 dinner break (Ate at Panda Express in the hotel and took a short nap)

6:30 – 10 p.m. Welcoming General Session, Next Chapter for Smart Growth: Capacity Building to Institutionalization and networking reception:

This evening included many disjointed factoids.

Next annual conference Feb. 7-9, 2008, in Washington D.C.

Our love affair with the automobile:

In L.A. 81% of the total land area is parking spaces

In San Francisco it is 38%.

In the 1920's L.A. had the biggest rail transit system in the nation.

WE are exporting the worst of America: A new development in Beijing, China, is named "Wilshire Blvd."

90% of all growth in the next 25 years will be for families without children. In the next 10 years the major demand will be for smaller lots and zero lot line homes.

Panel discussion on the groups proposed priorities for the next year:

1. Reduce per capita land consumption. (current national density in developed areas = 8 people per every area the size of a football field.) 1a. Set fees based on density. The lower the density the higher the fee. Use fee proceeds to buy development from farmland and transfer the density into higher density developments.
2. Get health care allies for Smart Growth (to combat obesity and diabetes).
3. Promote safe routes to schools.
4. Bring public health into all land use decisions at the planning level.
5. Site and build for community health
6. Reduce urban water runoff to zero. Recharge all aquifers after eliminating pollutants.
7. Cooperation and coordination between all jurisdictions in regions and states in future planning efforts.
8. Affordable housing: a. launch initiatives for not for profit housing; b. General Obligation Bonds for land acquisition; c. Equal amount of dollars for affordable housing as for defense = \$350 Billion per year as of now.
9. Education of citizens, the development community and planners through all available areas of communication.

10. Implement recently unveiled “rating” system, LEED standards, and promote pilot projects.

Results of voting and selection of top goals by the over 1,500 attendees will be put on the web site after the conference.

Friday

7 – 8:30 a.m. Breakfast and networking (muffin, piece of fruit and coffee + sharing of thoughts and experiences with fellow Paso Robles attendees and City Manager of Racine, Wis.)

8:30 – 10 a.m. **Morning General Session with a stress on environmental protection.**

Stephen L. Johnson, Administrator, United States Environmental Protection Agency:

Projections indicate that by 2050 there will be 450 million people living in the United States. The United States is increasing its population faster than any nation in the world with the lone exception of India.

We must make smart transportation choices. We must have Smart Growth in a delicate balance. The EPA is evaluating the requirements with a direction of conservation NOT preservation.

10:15 - 11:30 a.m. **Everybody's Talking at Me: Communication, Negotiation and Mediation Strategies for Managing Conflicts over Development Decisions:**

After the introduction we found out that the speaker on mediation was unable to appear.

Background: San Bernardino County, in order to meet its “fair share” of growth by 2030 is planning to create ten NEW communities of an average of 100,000 people each. The key is to develop in an environment where health, planning and Smart Growth are mutually dependent. *[This session was going nowhere so I shifted gears and went over to:]*

Livable Cities – The Best Protection for Ag Land and Open Space:

Three speakers from Ventura County and City spoke about the SOAR initiative. The SOAR measures require voter approval for urban development on agricultural or open space lands. The initiative passed in the City of Ventura by 400 votes. The organization is seeking a countywide initiative in the next two years.

SOAR sent a political message encouraging infill and increased density. The speakers stressed that they now needed GOOD high density projects. The way they are moving in that direction is by having created form based codes with the implementation in process.

11:30 a.m. – 1:30 p.m. Lunch break. Some of us went to a restaurant named The Brewery where one of us had a cheeseburger plain with a soda, another had a French Dip sandwich with a soda and I had fish and chips with milk to drink.

1:30 – 2:45 p.m. **Developing and Implementing a Successful Form Based Code:**

The basics of a Form based Code are:

1. Vision for the future that is proactive and purposeful.
2. Place based NOT use based using transects
3. Building form standards with specific setbacks and design (not minimum nor maximum distances).
4. Street standards that include motorized vehicles (personal, transit and goods moving), foot traffic and bicycles, etc.
5. Graphics that are easy to understand

In Glendale they created a plan that focused on design and character; organized by district; building type; open space (including streets) and implemented with Specific Plans and design guidelines.

The General Plan has two segments: Public Design and Private Design with both controlled by a Zoning Code.

Examples of developments using Form Based Codes were shown which included Hercules and Ventura.

The legal side of the code was also presented:

Basics:

1. A law
2. Rules of substance, procedure and mediation
3. A dictionary
4. A bridge that enables
5. Mandatory or optional?
6. Standards
7. Procedures (must include State mandated items).
8. Deal with non-conforming uses and vested rights
9. Appeals
10. Legal “boilerplate”

Building + lot + infrastructure = Form

Watch the legal issues:

Code is NOT about aesthetics. It IS about Function!

3 – 5 p.m. Intended to go to: **Getting The Parking Right** but found that many others from Paso Robles were going there. Very tired so I took a nap.

5 – 7:30 p.m. Ate at The Steakhouse at the top of the hotel. Salad, steak, mashed potatoes, asparagus and water. Went to exhibit room and spoke with EPA representatives. Picked up some EPA Smart Growth publications. Registered a concern about lack of differentiation in regulations between wild lands, agriculture, rural and urban environments ... especially regarding drainage swales and blue line streams.

7:30 – 9 p.m. General Session on **Reshaping America's Housing: Preparing For the Next Building Boom:**

National projections show that there will be 1.3 jobs per household by 2030. Households with children are trending down in America. 33% of households had children in 2000. By 2030 that number is expected to decline to 27%.

TV in the 60s promoted lower densities and urban sprawl. Both Lucy and the Cleavers moved during their shows from one home to another. They moved to twice the sized home and lot.

As of 2005 53% of units were on 7,000 + square foot lots; 11% were on 3500 – 7000 sq. ft. lots and 36% were apartments, condominiums and townhouses. New family creations between 2005 and 2030 are projected to be 34% single, 88% multiple adults without children and 12% families with children.

Recent surveys nationwide of housing preferences yielded a 38% preference for attached units and 62% for detached. Of the detached responders 25% (of the total) preferred lots of 7,000+ square feet and 37% (of the total) preferred smaller lots. Based on this survey we are currently overbuilt on large lots by 3 million units.

According to the Lesser Co. 1/3 of all current buyers want Smart Growth features in their housing package.

In Los Angeles in the past five years, 60% of all new housing has been built in commercial zones. The rental housing market is rapidly becoming the larger portion of the total housing market.

Current predictions are that the “mansion” bust is due in about 2015 with Fannie Mae to take a \$1 Trillion hit on foreclosures. The Fed will bail it out but we will pay the bill over the next decades.

While low income people don't have the ability to make things happen. They do have the ability to stop things from happening.

The businessman, developer & entrepreneur have the ability to make things happen and relieve the stress being created by the demand for low-income housing. The low income people have the ability to drag the "doers" down.

In California part of the problem is that in the Sacramento area the average development fees are \$80,000 per unit while the State average is ONLY \$40,000 per unit.

Saturday

7 – 8:30 a.m. Breakfast and networking (ate in my room: fruit, cheese, yogurt and coffee).

8:30 – 10 a.m. **Changing the Climate Through Smart Growth:**

It will only be a few years before local communities will be charged a fee for NOT reducing greenhouse gases.

The worst sprawl in America is a single county in Ohio while the most compact density and mixed use is Manhattan.

The biggest bump in energy and cost savings is when we increase density from 3 to the acre to 7 to the acre.

The most literature and studies being developed today are in the subject area of land use planning impacts on vehicle miles traveled (VMT). Density reduces VMT. Much of this literature addresses the four Ds:

1. Destination accessibility
2. Density
3. Diversity
4. Design (connectivity)

Elasticity:

Comparison of variables

A 100% increase in density = A 50% decrease in vehicle ownership

Four areas that need attention are:

1. Transit oriented planning
2. Increase in transit supply
3. Variable parking fees
4. Mixed use

Arnold Toynbee asked and answered:

What are the major contributors to the failure and downfall of great civilizations?

1. Concentration of wealth
2. Failure to adapt to change

10:15 a.m. – 12:15 p.m. **Smart Growth Codes Makeover: Lessons for Making the Transition:**

Economics is a major driver of decisions.

The triple bottom line:

1. Economic prosperity
2. Environmental sustainability
3. Social equity

In giving advice to other elected officials on making the tough decisions 50 year member of congress Dingle of Michigan said: Be fair. Appear fair. Cook the politics.

In other words be “Politic” not “Political”.

In community visioning total education is essential to avoid or mitigate resistance to change.

This presentation can be downloaded from the web at www.suburbsalliance.org.

Seek balance. Use charettes. Bringing in diverse opinions leads to an accurate “average”. Each charette should be one to two weeks in length.

12:15 – 1:30 p.m. Networking luncheon – attended a gathering of elected officials and top administrators at the local state and national levels where we shared ideas and resources necessary to accomplish goals and objectives.

1:30 – 2:45 p.m. **Fixing it First: Targeting Investments, Developing Innovative Practices, and Coordinating Housing and Economic Development to Build Sustainable Communities:**

Arizona has only 28% of its total land available for general public use and government regulation. Nearly half of the State is lands of its many Indian tribes with the balance under Federal control. The challenges in Arizona involve working with the tribal councils and leveraging private and public investment under unusual circumstances.

The subject matter of this session had little application to Paso Robles.